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September 21, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Doug Selby
City Parkway V, Inc.
400 Stewart Avenue, 9th Floor
Las Vegas, Nevada

RE: SDR-15042 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 20, 2006

Dear Applicant:

The City Council at a regular meeting held September 20, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 62,616 COMMERCIAL DEVELOPMENT CONSISTING OF A MEDICAL RESEARCH AND TREATMENT BUILDING, MUSEUM AND ACTIVITIES CENTER, AND WAIVERS OF THE PARKWAY CENTER BUILD-TO-LINE REQUIREMENT AND EXTERIOR MATERIALS REQUIREMENTS on 1.9 acres at 22 South Grand Central Parkway (a portion of APN 139-34-110-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 21, 2006. This approval is subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06, except as amended by conditions herein.
3. A Waiver from the Parkway Center Development Standards build-to line is hereby approved, to allow the building to be located 25 feet from the front and corner side property lines, and to modify the streetscape plan accordingly to allow visibility of the proposed structure.
4. A Waiver from the Parkway Center Development Standards exterior materials requirements is hereby approved, to eliminate the requirement for the use of stone veneer on the lower floors of the building and to allow tinting of the ground floor windows.

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5. A revised landscape plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit, depicting a minimum ten-foot wide sidewalk along all street frontages, and reducing the undulations in the sidewalk pattern. The sidewalk shall align with the sidewalk proposed along the remainder of the Union Park frontages on Grand Central Parkway and Bonneville Avenue.
6. The palm trees shown along the Grand Central Parkway frontage shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk.
7. New street light fixtures, benches and trash receptacles shall be installed along the public right-of-way in accordance with specifications provided by the Public Works Department, and shall be consistent with the fixtures proposed for the Union Park site.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
10. Alternate finishes for the stainless steel exterior cladding shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.
11. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners, loading spaces and trash areas shall be fully screened from street-level and surrounding building views in accordance with the requirements of the Downtown Centennial Plan. Service areas shall be fully screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location.

14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Grant pedestrian access easements for all sidewalks located outside of the public right-of-way adjacent to this site prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
19. Landscape and maintain all unimproved rights-of-way, if any, on Bonneville Avenue and Grand Central Parkway adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonneville Avenue and Grand Central Parkway public rights-of-way adjacent to this site prior to occupancy of this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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22. Site development to comply with all applicable conditions of approval for Z-100-97, the Parkway Center Commercial Subdivision and all other applicable site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Michael Shobet
Keep Memory Alive Foundation
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Mr. David Rodriguez
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